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signs without the written approval of the Lessor, and in the placing of such signs, if so approved by the Lessor, shall conform to the City Ordinances of the City of Greenville, South Carolina, relating thereto. The Lessee shall replace at its own expense any and all broken glass on the leased premises.

Upon the expiration of this lease or any renewal thereof, the Lessee shall surrender said premises to the Lessor in as good condition as said leased premises now are, ordinary wear and tear, damage or destruction by fire, floods, storms, civil commotion or other unavoidable cause excepted.

8. Such light, water, power, heating and other utilities as may be necessary for the Lessee's use of the leased premises shall be furnished by the Lessee at its own expense, and the Lessor shall in no way be responsible for any of the charges for such services or utilities.

9. The Lessee shall observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the chemical business to be conducted by the Lessee on said premises and/or applicable to the Lessee's occupancy thereof. The Lessee shall not do or permit anything to be done upon, about or in connection with the leased premises which would constitute or become a nuisance, or which would in any way conflict with the regulations of the Fire Department of Greenville, South Carolina, or with the provisions of any insurance policy upon the leased building or any part thereof. In the event that the Lessee's occupancy of the leased premises results in an increase in the fire insurance premiums on the leased building, the Lessee will pay such increased insurance premiums as additional rent.

10. During the term of this lease or any renewal thereof, the Lessor or its duly authorized agents, shall have the right to enter the leased premises at reasonable hours, from time to time,